

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27/1 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$610,000

Median sale price

Median price \$945,000

Property Type Unit

Suburb Doncaster East

Period - From 01/07/2025

to 30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/243 Blackburn Rd DONCASTER EAST 3109	\$570,000	22/11/2025
2	30/243 Blackburn Rd DONCASTER EAST 3109	\$542,500	28/07/2025
3	20/1 Bellevue Av DONCASTER EAST 3109	\$465,000	08/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/12/2025 16:21



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

September quarter 2025: \$945,000

Comparable Properties



1/243 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  2

Price: \$570,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



30/243 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$542,500

Method: Sold Before Auction

Date: 28/07/2025

Property Type: Unit



20/1 Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Expression of Interest

Date: 08/05/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888